

**CONSERVATION COMMISSION  
MINUTES  
(APPROVED 2/27/08)**

**JANUARY 23, 2008**

PRESENT: A. Goetz, V. Chairman

B. Dyer, E. DiVirgilio, K. Phelps, R. Turner

ABSENT: J. Wiley and R. Jones

ALSO PRESENT: L. Hershey, Conservation Agent  
P. Smith, Board Secretary

**Conservation Agent report given to members**

**MEETING OPENED: 7:15**

The following correspondence was discussed by the board and available for review:

- Oak St. report
- Attorney letter – 18 Frontier Dr.
- Loitherstein Environmental – 1333 Main St.
- Weston Solutions – Former Bird Machine Co.

**DISCUSSION**

**MINOR MODIFICATION  
WALPOLE MALL REDEVELOPMENT  
DEP# 315-911**

Attorney Phil Macchi, Landscaper Joseph Ingoldsby and Don Myers of Norwood Engineering came before the board requesting a minor modification to the Order of Conditions for the Walpole Mall redevelopment project.

**Ms. Phelps made the motion to accept and approve this project as a Minor Modification to the approved Order of Conditions**

**Mr. DiVirgilio seconded the motion**

**Vote: 4-0-0**

**CERTIFICATE OF COMPLIANCE**

**50-60 PROVIDENCE HIGHWAY (MALL DEMO PROJECT)**

**Ms. Hershey states the work has been completed and the need for an As-Built plan has been waived, as this was a demolition project**

**Ms. Phelps made the motion to approve and issue a Certificate of Compliance**

**Mr. DiVirgilio seconded the motion**

**Vote: 4-0-0**

**CONT. PUBLIC HEARING**

**SUMMER ST. #335**

**DEP # 315-912**

**NOTICE OF INTENT**

**Opened: 7:50**

Mr. Goetz read the advertisement from the Walpole Times for this Continued Public Hearing

Mr. John Rhoads of Norwood Engineering and applicant Peter Commerford were present

Mr. Rhoads stated an updated subdivision plan has been brought to the commission this evening. He understands that no decisions can be made tonight, as the board has not had time to review these plans. He stated he would like to present some changes that have been made to the plans informally.

Mr. Rhoads stated an access easement to the detention basin has been shown on the plan. Mr. Rhoads discussed grading and the boulder retaining wall behind Lot 3. He stated the basin would be constructed first and an alternative-grading scheme was discussed and shown on the plan. Emergency overflow of stormwater was discussed and Mr. Rhoads stated traprock would be put inside the basin for this purpose

Ms. Hershey stated she finds the plan confusing. She feels that a plan with conservation issues solely is what is needed instead of the subdivision plan with planning and zoning issues addressed along with conservation.

Mr. Goetz stated the commission wants to review plans prior to the night of the hearing so decisions will not be made this evening. He agrees with Ms. Hershey that he wants a plan submitted showing only what this particular filing is concerned with.

**Ms. Phelps made the motion to continue the Public Hearing until 2/13/08 at 7:30 p.m.**

**Mr. DiVirgilio seconded the motion**

**Vote: 4-0-0**

**PUBLIC HEARING**

**LAKEVIEW DR. #15**

**NOTICE OF INTENT**

**DEP# NONE ISSUED**

**Opened: 8:05**

Mr. Goetz read the advertisement from the Walpole Times, green cards were collected

Mr. John Rhoads, Norwood Engineering was present representing the applicant Nadine Hallal along with construction manager Mr. Bill White

Mr. Goetz read board comments

Mr. Goetz read a letter into the record that was submitted to the commission from an abutter with concerns

Mr. Rhoads stated this Notice of Intent is for construction of a single-family home on Lakeview Dr. Ext. He presented plans to the commission and stated the activity would be within 100 ft. of the wetlands, but not in the 25ft no disturb area. Mr. Rhoads showed erosion controls including haybales and a limit of work line on the plan. A concave drip map will be put in place to help trap sediments and silt sacs in catch basins will be in place, maintained and cleaned. A swale will be constructed on the southerly side as the designer of the septic system saw the need. Mr. Rhoads stated there would be three different locations for roof runoff with leaching facilities on the side of the garage, the walkout area and lawn area.

Ms. Hershey stated the BVW was approved under an ORAD issued in 2006 so it is still valid. She stated the flood plain should be staked, and asked about test pits. Ms. Hershey stated the 25ft. no alteration area needs to be marked on the plan as well

Mr. Goetz asked why the septic system is located on the neighbor's property

Mr. Rhoads stated another firm did this and he was not sure why. He stated it is a previously approved system by the Board of Health

Ms. Dyer asked about the commissions' jurisdiction regarding neighbors concern about flooding issues

Mr. Bill White, the construction manager stated a permanent swale would go in upon construction to help with water issues

Ms. Phelps stated she wants to see detail on the plan regarding the outlet areas of the foundation drains. She also stated the haybales should be extended

Ms. Hershey stated the plan needs to show the orange construction fence as well

Mr. Goetz stated he wants detail on the discharge roof system, walk out area, a foundation plan, the flood plain line staked out, demarcation along pond side, no

alteration bounds and an engineer should be present during installation of the recharge units

The commission asked for an explanation of why the septic system is located on an abutter's property.

Ms. Lisa Mitchell, the neighbor that has the system on her property stated to the commission that she was told a paper road was there and the easement was needed because the septic system could not be put anywhere else. She has no problem with this filing

The commission would like this neighbor to put something in writing to keep on file stating there are no issues with the septic system being located on her property

Ms. Laura Hallowell, of NRLHA shared concerns with commission. She stated she had spoken with Mr. Rhoads regarding these concerns. Ms. Hallowell stated she likes the idea of foundation outlets to help with infiltration of pond. She also stated it should be noted the association does not grant permission to draw water from the pond. Ms. Hallowell stated she would like a form of demarcation to clearly show where the no-alteration area begins

Mr. Goetz stated he would like to see a dewatering plan as well

Mr. Gary Dayton, an abutter, asked about buffer zone jurisdiction

**Ms. Phelps made the motion to continue the Public Hearing until 2/13/08 at 8:00 p.m.**

**Mr. DiVirgilio seconded the motion**

**Vote: 4-0-0**

## **EXTENSION**

**NEPONSET ST. (BIRD PROPERTY)**

**ORAD**

**DEP# 315-822**

The commission discussed waiting to issue this extension until the spring when the snow is gone and the area can be inspected

## **CERTIFICATE OF COMPLIANCE**

**BROOK LN. #4**

**DEP# 315-444**

**Ms. Phelps made the motion to issue a Certificate of Compliance**

**Mr. DiVirgilio seconded the motion**

**Vote: 4-0-0**

## **MINUTES**

**JANUARY 9, 2008**

**Ms. Phelps made the motion to accept the Minutes of January 9, 2008**

**Mr. DiVirgilio seconded the motion**

**Vote: 3-0-1 (Ms. Dyer abstained)**

## **OTHER BUSINESS**

### **CONSERVATION COMMISSION MEMBER STATUS**

The board discussed the status of commissioners and concerns about finding and keeping new members

### **RULES AND REGULATIONS FOR CONSERVATION LAND**

The board discussed and edited the rules and regulations for Conservation land.

**Ms. Phelps made the motion to approve the Rules and Regulations of Conservation Land**

**Mr. DiVirgilio seconded the motion**

**Vote: 4-0-0**

**Ms. Phelps made the motion to adjourn**

**Mr. DiVirgilio seconded the motion**

**Vote: 4-0-0**

**Meeting closed: 9:30**